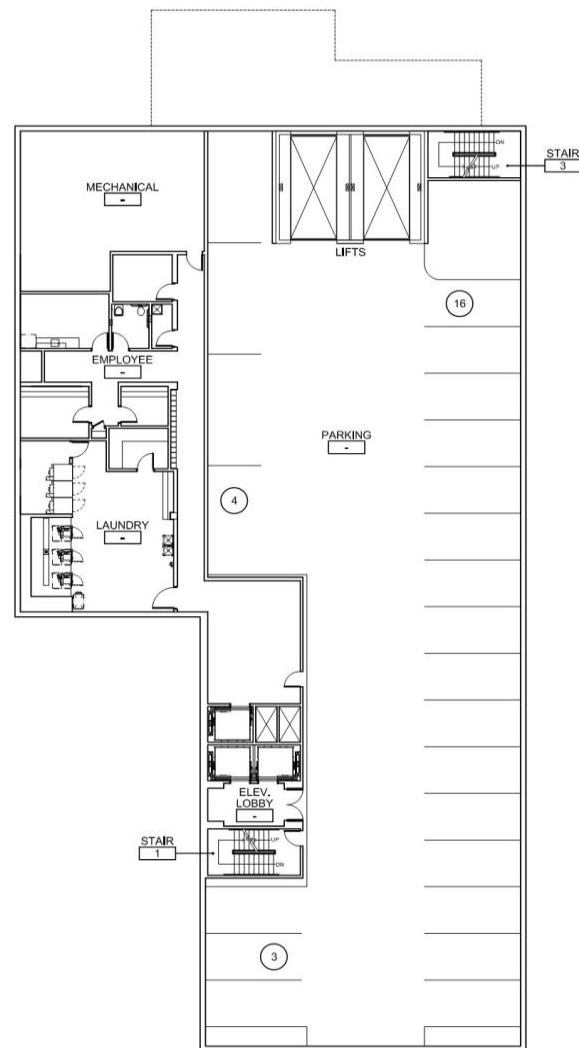
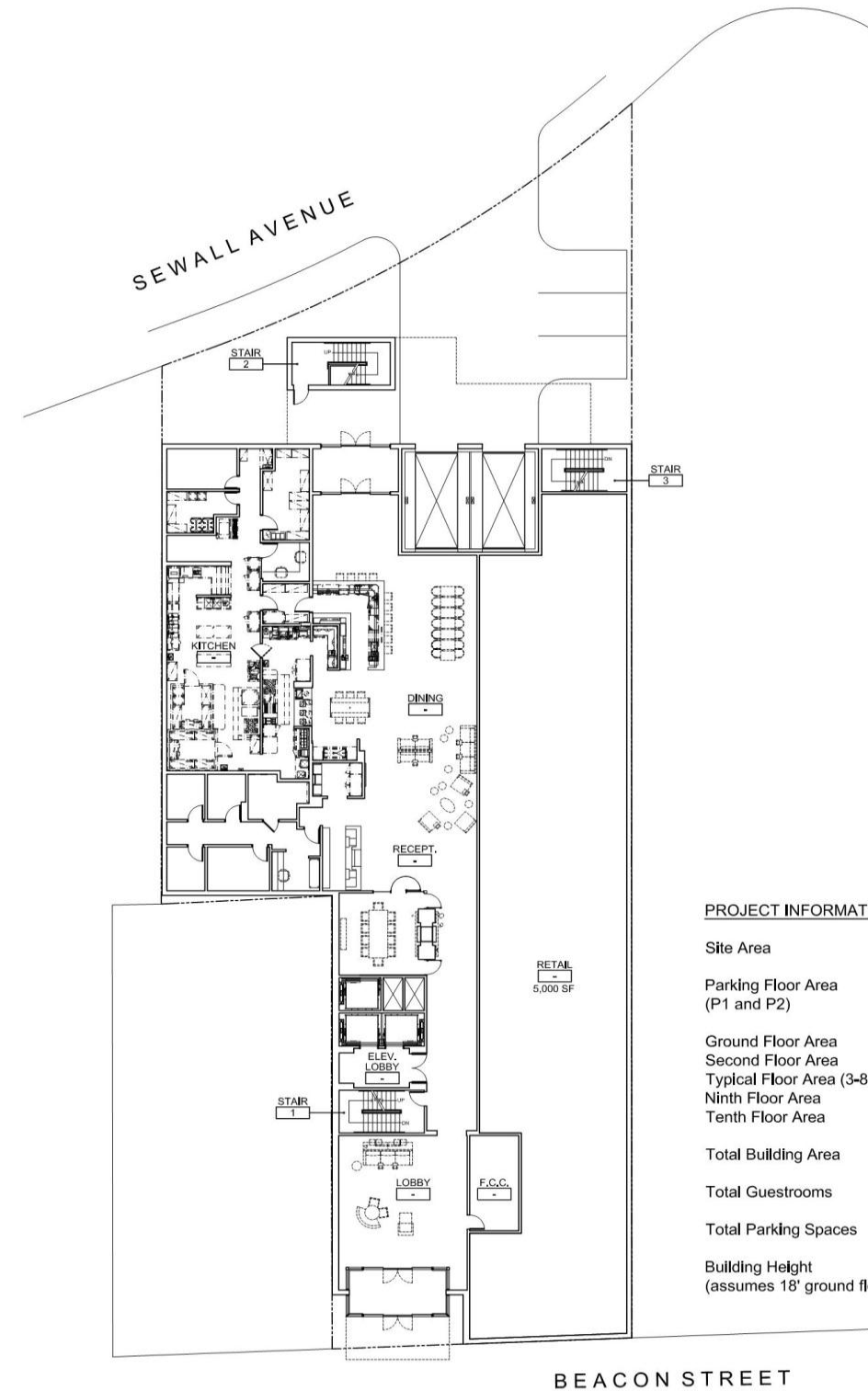


1 LOWER LEVEL PLAN - P2 14,165 GSF
1/16" = 1'-0" 36 SPACES



2 LOWER LEVEL PLAN - P1 14,165 GSF
1/16" = 1'-0" 23 SPACES

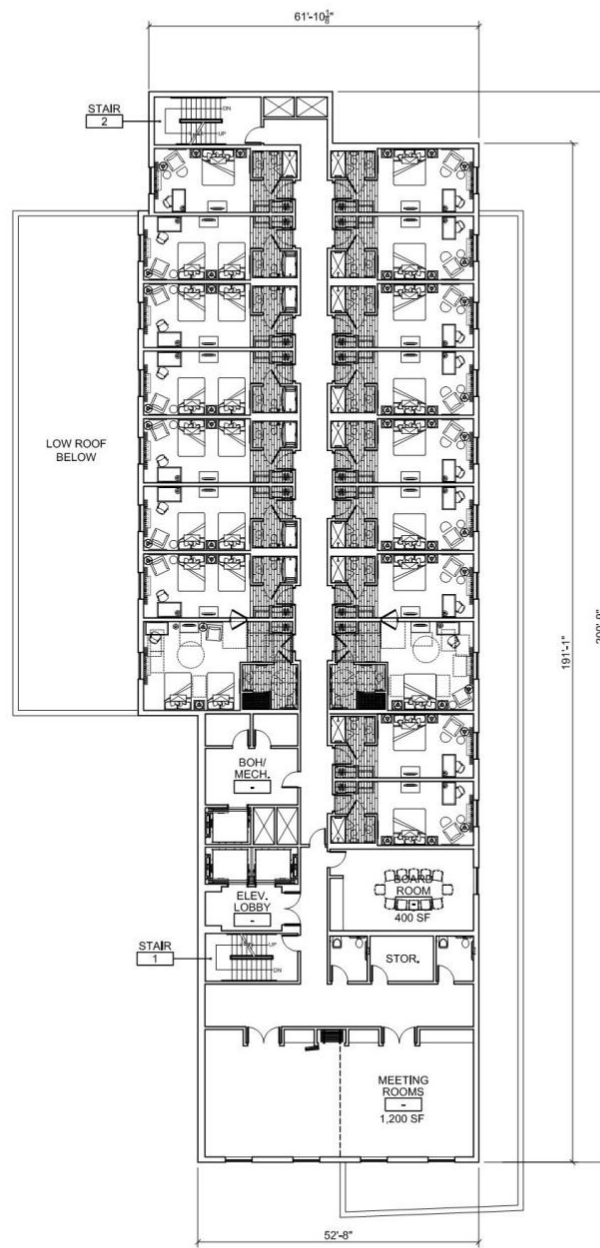


3 GROUND LEVEL PLAN 14,740 GSF
1/16" = 1'-0"

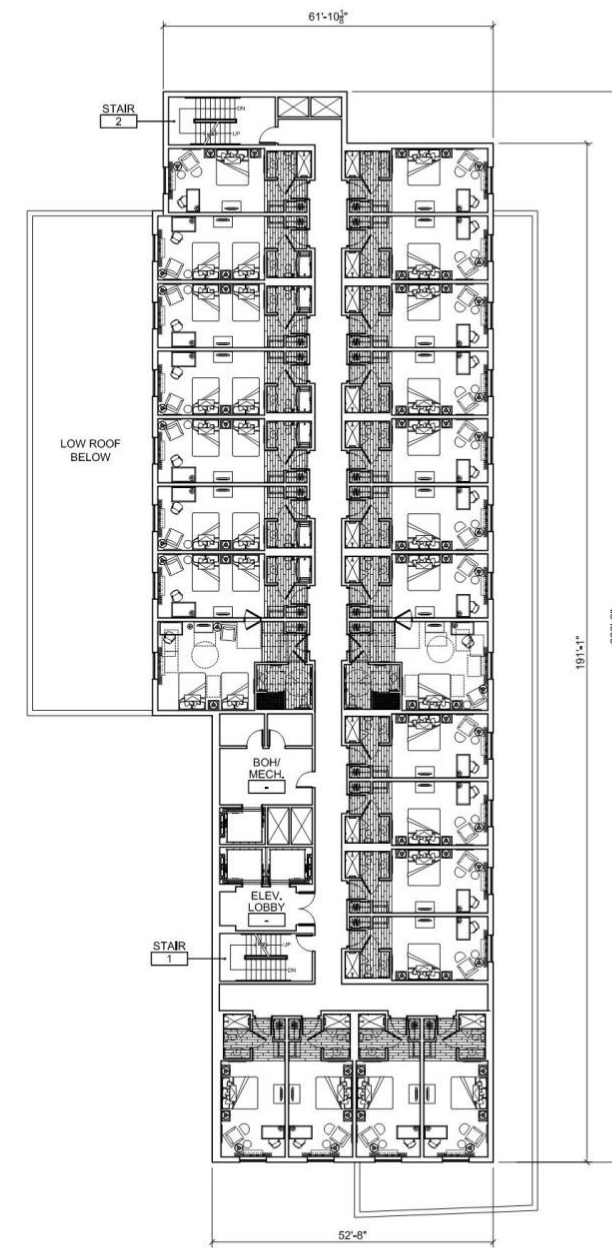
PROJECT INFORMATION:

Site Area	±18,632 SF
Parking Floor Area (P1 and P2)	28,330 GSF
Ground Floor Area	14,740 GSF
Second Floor Area	11,570 GSF
Typical Floor Area (3-8)	69,420 GSF
Ninth Floor Area	11,570 GSF
Tenth Floor Area	9,835 GSF
Total Building Area	145,465 GSF
Total Guestrooms	197
Total Parking Spaces	59
Building Height	10 stories / 108'-0"
(assumes 18' ground floor and 10' typ floors)	



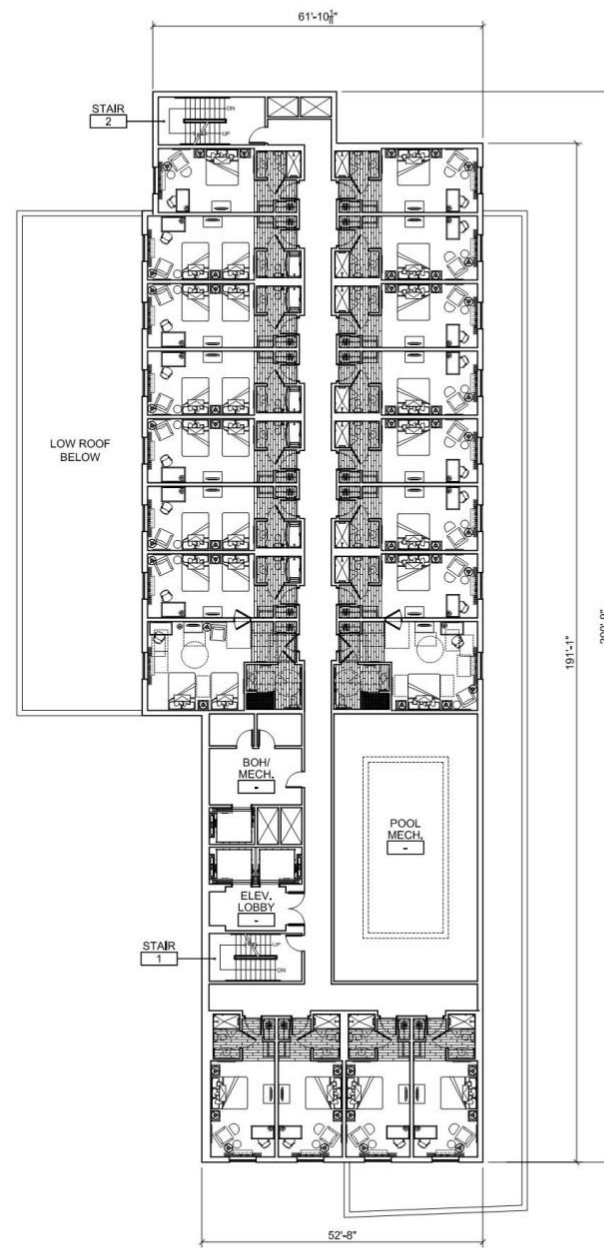


4 SECOND LEVEL PLAN
11,570 GSF
18 GUESTROOMS
1/16"=1'-0"

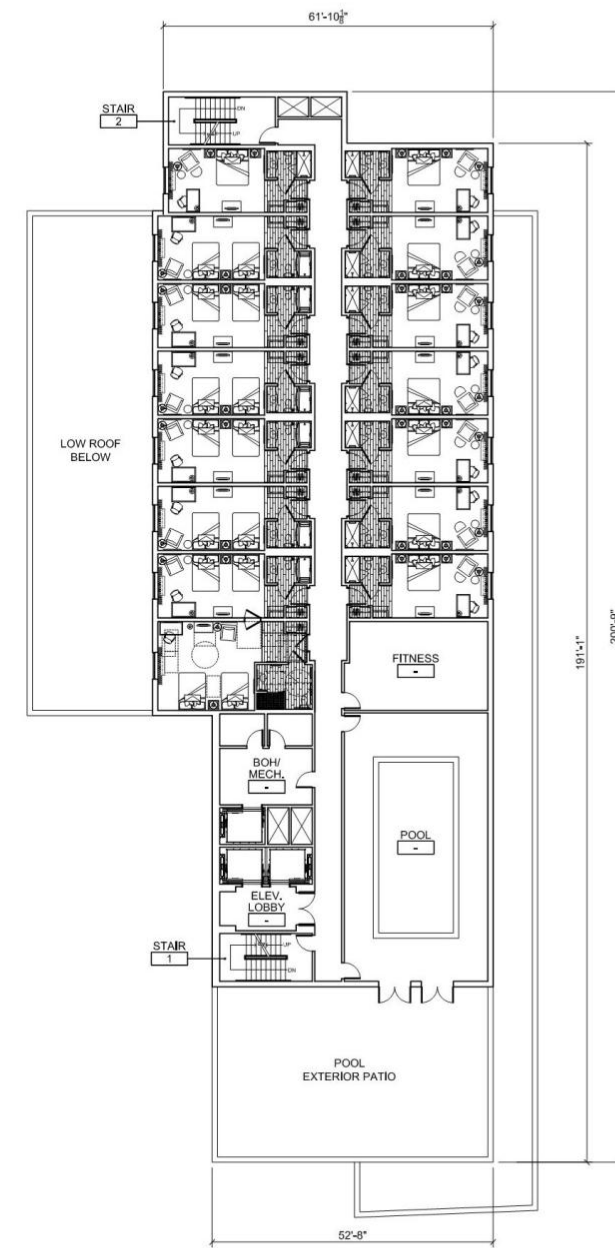


5 TYPICAL LEVEL PLAN (3-8)
11,570 x 6 = 69,420 GSF
24 x 6 = 144 GUESTROOMS
1/16"=1'-0"





6 NINTH LEVEL PLAN
11,570 GSF
20 GUESTROOMS
1/16"=1'-0"



7 TENTH LEVEL PLAN
9,835 GSF
15 GUESTROOMS
1/16"=1'-0"





Proposed Hotel

1299 Beacon Street, Brookline, MA

 Group One Partners, Inc.

MASSING VIEW

EDAB Presentation

10.6.2014